

**CITY OF
LADUE**

Building Department

To: Honorable Mayor Nancy Spewak
Members of the City Council

From: Andrea Sukanek, City Planner AS

Date: May 13, 2020

Re: Special Use Permit for Deer Creek Club

The Deer Creek Club was established in 1927, before the incorporation of the City of Ladue. Because there have been few changes to the Club, it has not been required to obtain a Special Use Permit. The policy of the City is that certain non-residential uses are allowed in residential neighborhoods with a Special Use Permit. This includes uses such as churches, schools, and private clubs. Generally, if the footprint or intensity of the use is increased, the organization must file to amend its Special Use Permit.

The Deer Creek Club has existed for many years with legally non-conforming status. The Club is now making plans to increase the width of their driveway and extend the parking area. For a use with an existing Special Use Permit, this type of expansion would require an amendment to the Special Use Permit. In this case, this proposal will require the approval of a Special Use Permit for the increased coverage of the property. If for any reason this Special Use Permit were to be denied, the Deer Creek Club would retain its legally non-conforming status and could continue operation according to its current use and footprint.

I would like to request that this application for a Special Use Permit be referred to the Zoning and Planning Commission for their review and recommendation.